

Ms Morven Cameron
CEO
Lake Macquarie City Council
Box 1906
HUNTER REGION MAIL CENTRE NSW 2310

Dear Ms Cameron

Lake Macquarie Local Environmental Plan 2014 (Amendment No. 26)

I refer to the proposal to amend Lake Macquarie Local Environmental Plan 2014 to enable redevelopment of part of the former Swansea Bowling Club at Charles Street and Lake Road, Swansea, to allow flood adaptable, low-density residential housing for land at 2 Charles Street Swansea (Lot 100 DP 613065 and Lot C DP 402886), 27 Lake Road, Swansea (Lot 63 DP18797), 29 Lake Road, Swansea (Lot 103 DP 613065), 31 Lake Road, Swansea (Lot 102 DP 613065) and 37 Lake Road, Swansea (Lot 1 DP 507899).

I am pleased to advise that as the Minister's delegate, I have made the Plan under section 3.36(2) of the Act, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I have enclosed a copy of the most recent correspondence from the State Emergency Service, withdrawing their objection to the zoning change, but request that there are site specific controls that prevent vulnerable development in this location. I believe the suitability sensitive uses, such as childcare centres, education facilities and seniors housing can be evaluated through development assessment, as Council has specific provisions regarding sensitive uses on flood liable land in Council's Development Control Plan, and consultation requirements are contained in the State Environmental Planning Policy for infrastructure and education facilities.

Should you have any further enquiries about this matter, I have arranged for Mr Ben Holmes to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely



9/3/2018
Monica Gibson
Director Regions, Hunter
Planning Services

Encl: SES Letter dated 28/2/2018